

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8771**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **O-Connor-Mulligan House**
6. Current building name: **411 Emery Street**
7. Building address: **411 Emery Street**
8. Owner name: **Central Presbyterian Church**
Owner address: **402 Kimbark Street**
Longmont CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**

10. UTM reference

Zone **13**

Easting: **491546**

Northing: **4445980**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **South half 24** Block: **59**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

____ Determined Eligible - National Register

____ Determined Not Eligible - National Register

____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Contributes to eligible National Register District

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):

Cross-shaped Plan

15. Dimensions in feet: **1860 square feet**

16. Number of stories: **One**

17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingle

18. Roof configuration (enter one):

Gabled Roof / Cross Gabled Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Porch

22. Architectural style /
building type:

Wood-frame, Gable-on-hip Dwelling

21. General Architectural Description

The dwelling at 411 Emery Street is situated on the west side of the street, between 508 Fourth Avenue on the south and 415 Emery Street on the north. A planted grass yard with mature landscaping surrounds the structure. A combination of wooden and chain-link fences entirely encircles the backyard of the house and an unattached garage is located near its southwest corner. The residence is set back approximately thirty-eight feet from the street and a wide grass trip separates the front sidewalk from the curb. Oriented to the east the house rests on a coursed sandstone foundation with two-light hopper basement windows. The foundation beneath an addition to the southwest corner of the structure is concrete. Horizontal wood siding and on-by-four-inch corner boards, painted pale yellow, clad the exterior walls. Variegated wood shingles appear in the upper gable ends on all elevations. Windows are one-over-one, double-hung sash with painted white wood frames and surrounds. Aluminum storm windows cover them. The roof is steeply pitched with intersecting gable-on-hip forms and a shed roof over the addition. Burgundy asphalt shingles cover all roof surfaces and the eaves are boxed. Emerging from the center of the house near the roof ridge is a small red-brick chimney. A porch with a hipped roof wraps around the east and south elevations of the building. It is supported by square-post piers and a paneled knee wall. The most notable feature of the house is its distinctive front door, which is oriented at an angle toward the southeast. It is a glass-in-wood-frame door decorated with a projecting locking rail with dentil course. The porch is approached via sandstone steps.

A garage is located southwest of the house. Accessed via the alley behind the lot, the garage is a rectangular building which measures twelve feet north-south and eighteen feet east-west. The garage is one story tall has a concrete foundation and is clad in yellow-painted horizontal wood weatherboard with white-painted one-by-four inch cornerboards. Red, asphalt shingles cover the front-gable roof. J Rafters are exposed capped by a white-painted fascia board. A pair of large garage doors open on the west elevation. The unglazed board-and-batten doors pivot on strap hinges. An unglazed wood-paneled door opens to the east. A opening on the east end of the south elevation is boarded shut. A pair of four-light awning windows pierce the north elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

Unlike the majority of the houses on this block of Emery, there are not a pair of trees planted between the sidewalk and the curb. Instead, a single large elm grows centered in front of the house. This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences and a few small apartment buildings.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1903**

Source of information:
"Water Ledger, City of Longmont, 1899-1904."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
George O'Connor

Source of information:
Warranty Deed 90114529; "Water Ledger, City of Longmont 1899-1904."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Water records indicate that this house was built in 1903. An addition was made to west side of the north elevation, mostly likely created from an enclosed porch. The garage was built between 1916 and 1930.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence / Rental**

35. Historical Background

Michael O'Connor, who arrived in Longmont in 1876 from Boulder, built both 411 Emery Street in 1903 and 415 Emery Street a year later. City directories indicate that he resided at 415 while renting out 411. After O'Connor's death in 1913, the properties passed to his son, George, who sold them separately between 1916 and 1917.

The house at 411 became the new residence of a Longmont pioneer, Frank Mulligan. He was born in south Bend, Indiana, on April 17, 1855 and came to Longmont in 1878. He was a carpenter. Mulligan's wife, Frances, was born in Madison, Wisconsin in 1864. She died in 1944. In all, the Mulligans resided at 411 Emery Street for 35 years, both dying within its comfortable walls.

The house then briefly became the property of Alice F. Tracey until Laurence and Bernice Powell purchased it in 1948. Laurence Powell was born in Rinn, Colorado on October 14, 192. He was a truck driver for Sorenson Trucking and operated heavy equipment for Golden Construction. Bernice Powell, his wife, was born in Platteville, Colorado on December 29, 1918 and was a homemaker.

The Powells owned the house until 1963, when it became the property of Central Presbyterian Church located behind the house on Kimbark Street. Beginning in the early 1970's, the church provided the house for use by Attention Homes of the St. Vrain Valley, Inc., a program spearheaded by Central Presbyterian. Attention Homes provided juvenile delinquents with an alternative to correctional facilities or violent homes. While the house is no longer associated with the program, the church continues to operate it as a rental property.

36. Sources of Information

"Bernice M. Powell." (obituary) *Longmont Times-Call*, 5 May 1999, p. B.6

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Death Claims Local Pioneer: Frank Mulligan Succumbs After Several Weeks' Illness." *Longmont Times-Call*, 4 November 1935, p. 1.

"Joseph Mulligan Dies Here After Lengthy Illness." *Longmont Times-Call*, 30 June 1959, p. 1.

"Laurence I. Powell." (obituary) *Longmont Times-Call*, 3 December 1995, p. B7.

"Longmont Tries to Organize Attention Home to Care for Own." *Longmont Times-Call*, 12 August 1944, p.1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

Warranty Deeds 90126252, 90108791, 90325957, 90415012, 90462065, 90725246 and 90725247. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"Water Ledger, City of Longmont, 1899-1904." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **1903-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the O'Connor and Mulligan families, pioneer settlers in the St. Vrain Valley who made important contributions to Longmont during the late nineteenth and early twentieth centuries. The house is also architecturally significant because it is an intact home, dating from the late Victorian era. The property's combined levels of historical significance and physical integrity may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a National Register or local landmark historic district.

43. Assessment of historic physical integrity related to significance:

This residence displays a high degree of physical integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There have been minimal additions and exterior alterations to the building subsequent to the end of the 1920's.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-9**

Frame(s): **1-2, 4 (house); 3 (garage)**

Negatives filed at:

City of Longmont

Department of Community Development, Planning Division

Civic Center Complex

350 Kimbark Street

Longmont, Colorado 80501

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 22, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**